039.0	0002	0004.A	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	970,300 /	970,300
					USE VALUE:	970,300 /	970,300
					ASSESSED:	970,300 /	970,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
10		WHEATON RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BOLSER SCOTT M &
Owner 2:	JOHNSTON KATHERINE T
Owner 3:	
Street 1:	10 WHEATON ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	RJJJ LLC -
Owner 2:	-
Street 1:	296 FULTON ST
Twn/City:	MEDFORD
St/Prov:	MA Cntry:
Postal:	02155

NARRATIVE DESCRIPTION

This parcel contains 6,500 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1956, having primarily Vinyl Exterior and 2018 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6500.000	576,700		393,600	970,300
Total Card	0.149	576,700		393,600	970,300
Total Parcel	0.149	576,700		393,600	970,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 480.82 | /Parcel: 480.8

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	25662
GIS Ref	
GIS Ref	
Insp Date	12/08/18

!3187!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 039.0-0002-0004.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	576,700	0	6,500.	393,600	970,300	970,300	Year End Roll	12/18/2019
2019	101	FV	410,200	0	6,500.	356,700	766,900	766,900	Year End Roll	1/3/2019
2018	101	FV	410,200	0	6,500.	338,300	748,500	748,500	Year End Roll	12/20/2017
2017	101	FV	410,200	0	6,500.	295,200	705,400	705,400	Year End Roll	1/3/2017
2016	101	FV	410,200	0	6,500.	252,200	662,400	662,400	Year End	1/4/2016
2015	101	FV	387,700	0	6,500.	233,700	621,400	621,400	Year End Roll	12/11/2014
2014	101	FV	260,600	0	6,500.	193,700	454,300	454,300	Year End Roll	12/16/2013
2013	101	FV	140,900	0	6,500.	184,500	325,400	325,400		12/13/2012

PRINT

Date	Time
12/10/20	18:29:55

LAST REV

Date	Time
05/14/19	14:33:58
apro	
3187	

USER DEFINED

Prior Id # 1:	25662
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT | PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
RJJJ LLC,	62542-586		8/29/2013		725,000	No	No		
CAGGIANO SUSAN	61724-63		5/1/2013	Change>Sale	411,000	No	No		
	8878-415		1/1/1901	Family		No	No		Ernesto Caggiano dod 6/10/12

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/6/2018	131	Redo Bas	68,000	C				
5/29/2014	547	New Wind	2,760					
5/23/2013	731	Heat App	11,000	C				
4/16/2013	545	Manual	65,000	C				
5/14/2004	363	Re-Roof	3,800					

ACTIVITY INFORMATION

Date	Result	By	Name
12/8/2018	MEAS&NOTICE	CC	Chris C
6/19/2014	External Ins	PC	PHIL C
7/11/2013	Measured	JBS	JOHN S
6/19/2013	Info Fm Prmt	EMK	Ellen K
5/30/2013	Info Fm Prmt	EMK	Ellen K
1/12/2009	Meas/Inspect	189	PATRIOT
2/17/2000	Mailer Sent		
2/17/2000	Meas/Inspect	197	PATRIOT
8/16/1993		MF	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6500		Sq. Ft.	Site		0	64.	0.95	3									393,598						393,600	

Total AC/HA: 0.14922 | Total SF/SM: 6500 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 393,598 | Spl Credit | Total: 393,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	05 - Garrison		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	LT GREY		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1956	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G15	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	3	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.17031717
Const Adj.:	0.99989998
Adj $ / SQ:	157.977
Other Features:	116708
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	604510
Depreciation:	27807
Depreciated Total:	576703

COMMENTS

OF=BMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	8	BRs:	5	Baths:	3	HB					

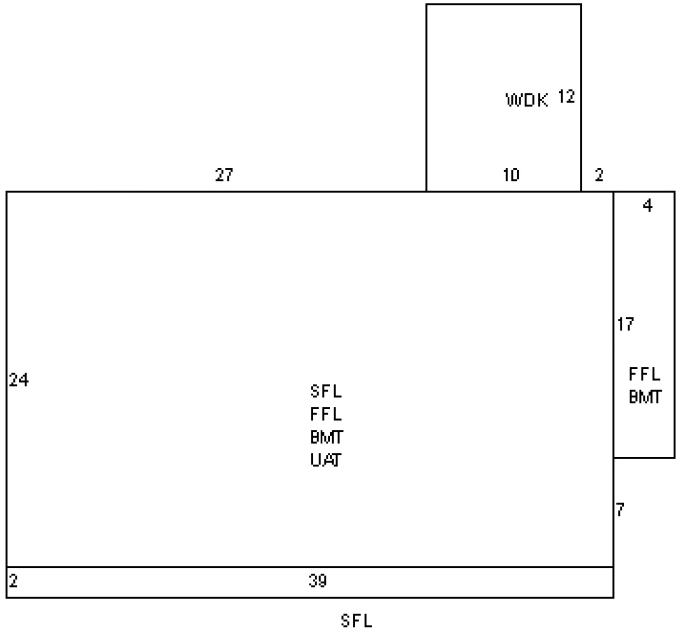
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	5	1
Totals			
1	8	5	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	191.15
Special Features:	0	Val/Su Net:	170.82
Final Total:	576700	Val/Su SzAd	285.78

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,014	157.980	160,189
BMT	Basement	1,004	47.390	47,583
FFL	First Floor	1,004	157.980	158,609
UAT	Upper Attic	234	63.190	14,787
WDK	Deck	120	14.330	1,720

Net Sketched Area:	3,376			Total:	382,888
Size Ad	2018	Gross Are	4078	FinArea	2018

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 039.0-0002-0004.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
1	Metal Shed	D	Y	1	6X5	A	AV	1985	0.00	T	27.2	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	